

KUNA
COMMUNITY POOL AND FITNESS CENTER
MARCH 12, 2015
COMMUNITY MEETING

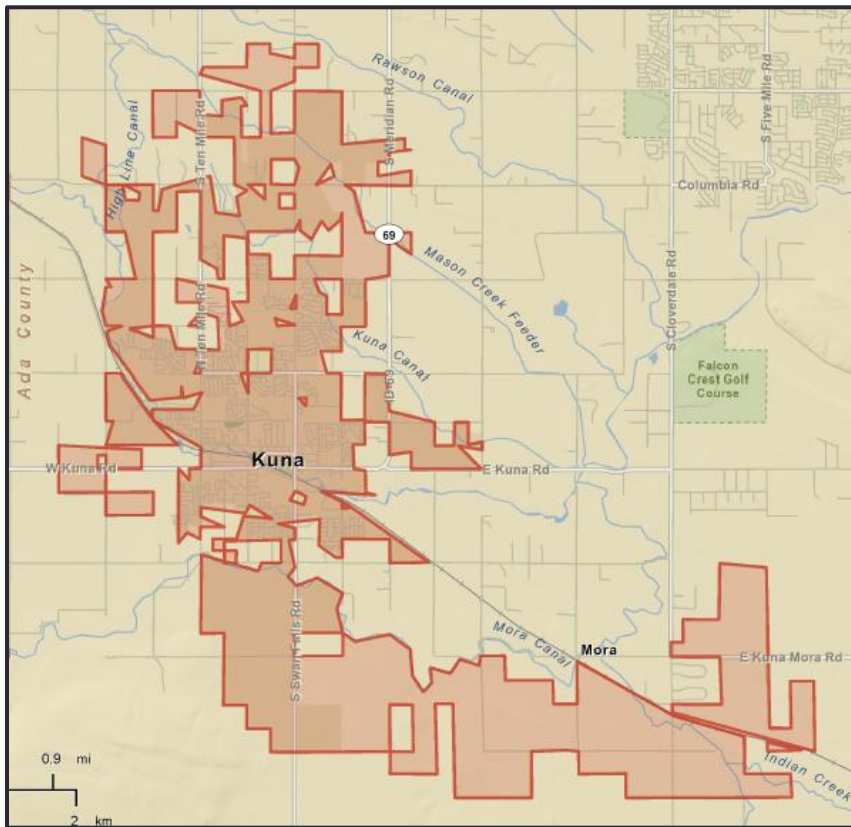
Agenda

- Introductions
- Review the Market Analysis findings
- Review the Survey findings
- Financing
- Partnerships with Boys and Girls Club/Treasure Valley YMCA
- Discussion of possible Amenities to include in the center
- Site Concepts
- Next Steps
- Break into Small Group Sessions

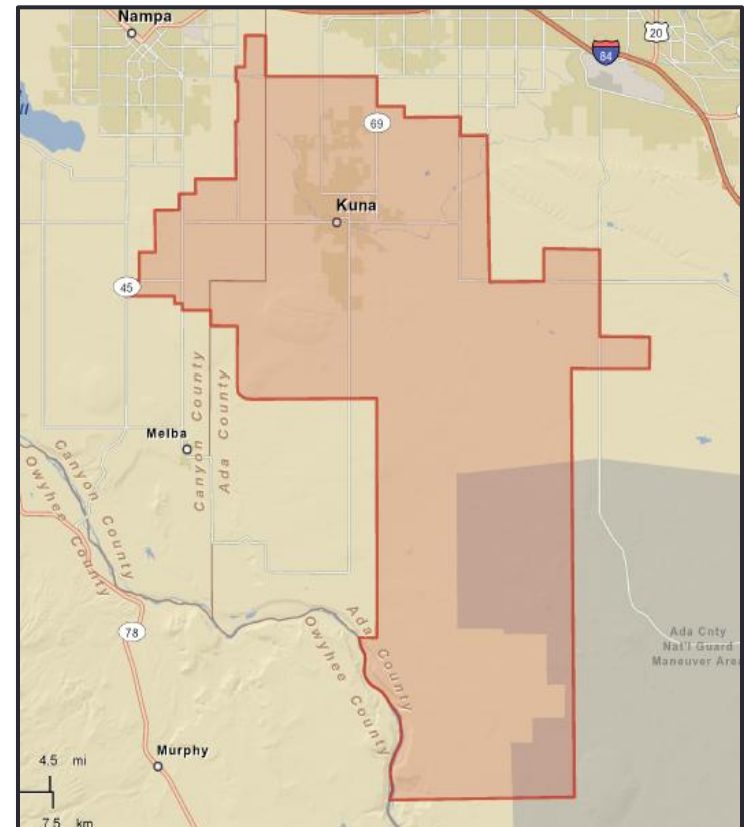
Demographic Summary

- Two possible service areas:

City of Kuna



Kuna Recreation District



Demographic Summary

| | City of Kuna | Primary Service Area |
|---------------------------------------|--------------|----------------------|
| Population: | | |
| 2010 Census | 15,720 | 27,029 |
| 2013 Estimate | 15,740 | 27,809 |
| 2018 Estimate | 16,913 | 29,569 |
| Households: | | |
| 2010 Census | 4,782 | 8,024 |
| 2013 Estimate | 4,956 | 8,289 |
| 2018 Estimate | 5,330 | 8,870 |
| Families: | | |
| 2010 Census | 3,838 | 6,522 |
| 2013 Estimate | 3,974 | 6,693 |
| 2018 Estimate | 4,240 | 7,107 |
| Average Household Size: | | |
| 2010 Census | 3.18 | 3.05 |
| 2013 Estimate | 3.17 | 3.05 |
| 2018 Estimate | 3.17 | 3.04 |
| Ethnicity: | | |
| Hispanic | 9.0% | 9.7% |
| White | 90.9% | 90.7% |
| Black | 0.7% | 0.9% |
| American Indian | 0.9% | 1.0% |
| Asian | 0.7% | 0.8% |
| Pacific Islander | 0.2% | 0.2% |
| Other | 3.7% | 3.8% |
| Multiple | 2.9% | 2.7% |
| Median Age: | | |
| 2010 Census | 27.9 | 31.8 |
| 2013 Estimate | 29.4 | 32.2 |
| 2018 Estimate | 29.8 | 32.6 |
| Median Income: | | |
| 2013 Estimate | \$50,816 | \$53,428 |
| 2018 Estimate | \$56,866 | \$61,799 |
| Household Budget Expenditures: | | |
| Housing | 81 | 89 |
| Entertainment & Recreation | 85 | 93 |

Demographic Summary

- A facility will need to draw well from the Primary Service Area
- Younger population, larger households with children
- Higher median household income levels
- Limited diversity
- Greatest growth in the next five years will be in the senior age groups



Market Conclusion

- Opportunities
 - Younger population with children
 - High household income level
 - Continued growth in the population
 - No indoor public pool in Kuna
 - Project will improve the quality of life
- Challenges
 - Number of existing facilities.
 - A slightly undersized market
 - Will need to fund capital as well as operations



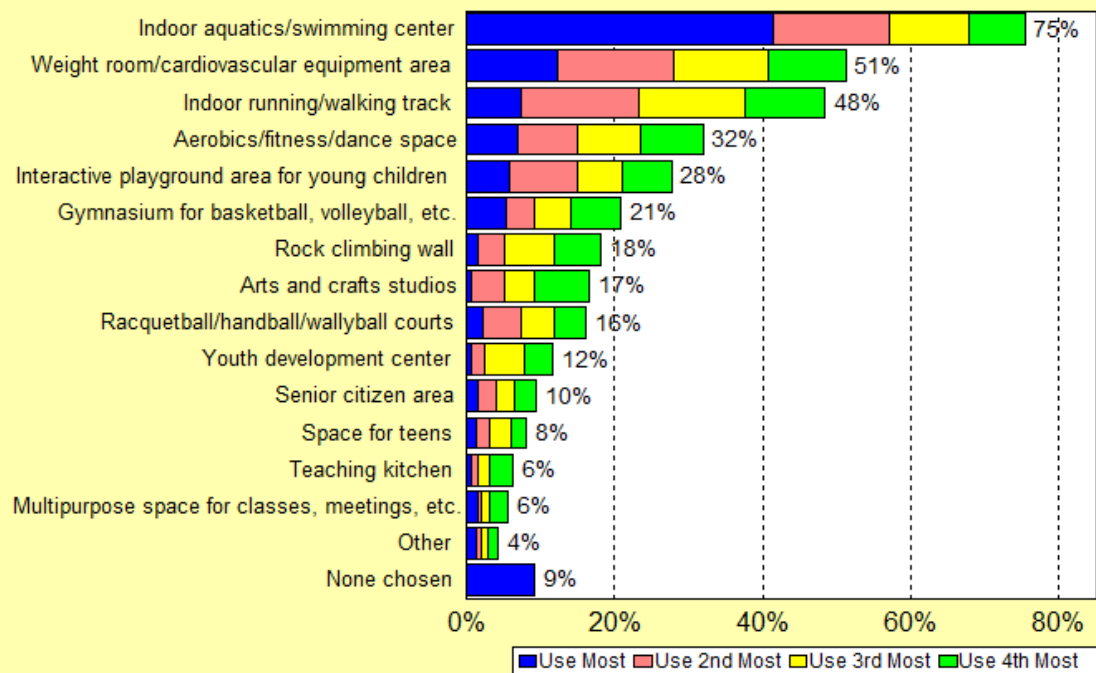
Survey Findings

- Administered by a private survey company in April/May 2014
- Statistically valid, 95% confidence, margin of error +/- 4.2%
- 541 surveys completed

Survey Findings

Q5. Features That Households Would Be Most Likely to Use if Incorporated into the Design of a New Indoor Community Center/Aquatic Center in Kuna

by percentage of respondents who selected the item as one of their top four choices

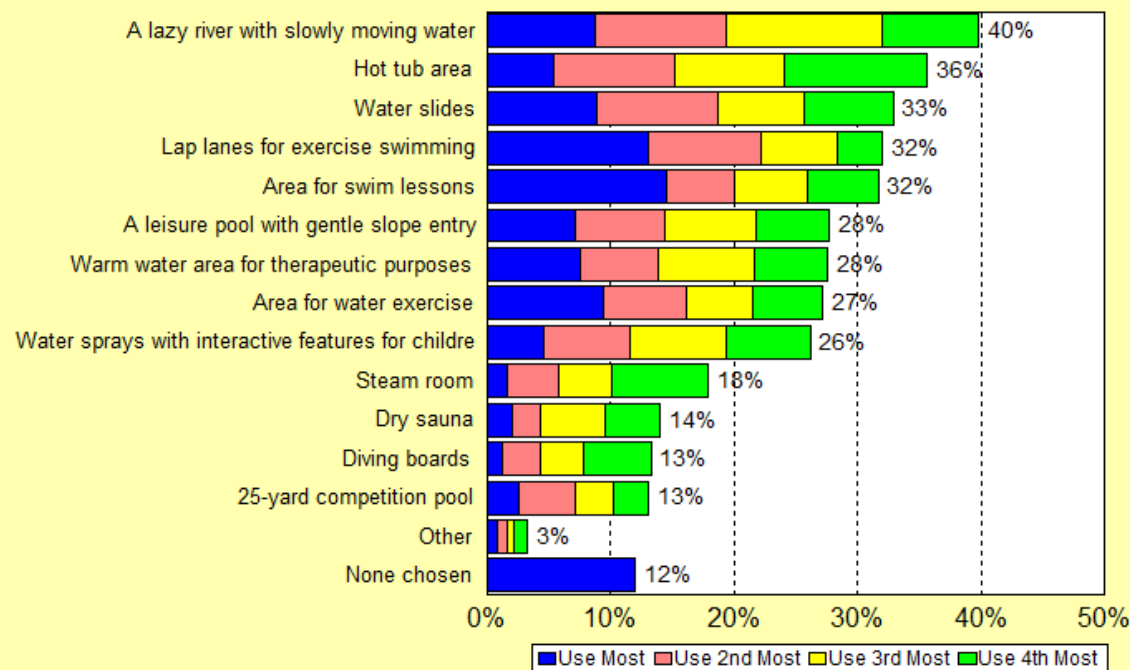


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q8. Aquatic Features That Households Would Be Most Likely to Use if Incorporated into the Design of a New Indoor Community Center/Aquatic Center in Kuna

by percentage of respondents who selected the item as one of their top four choices

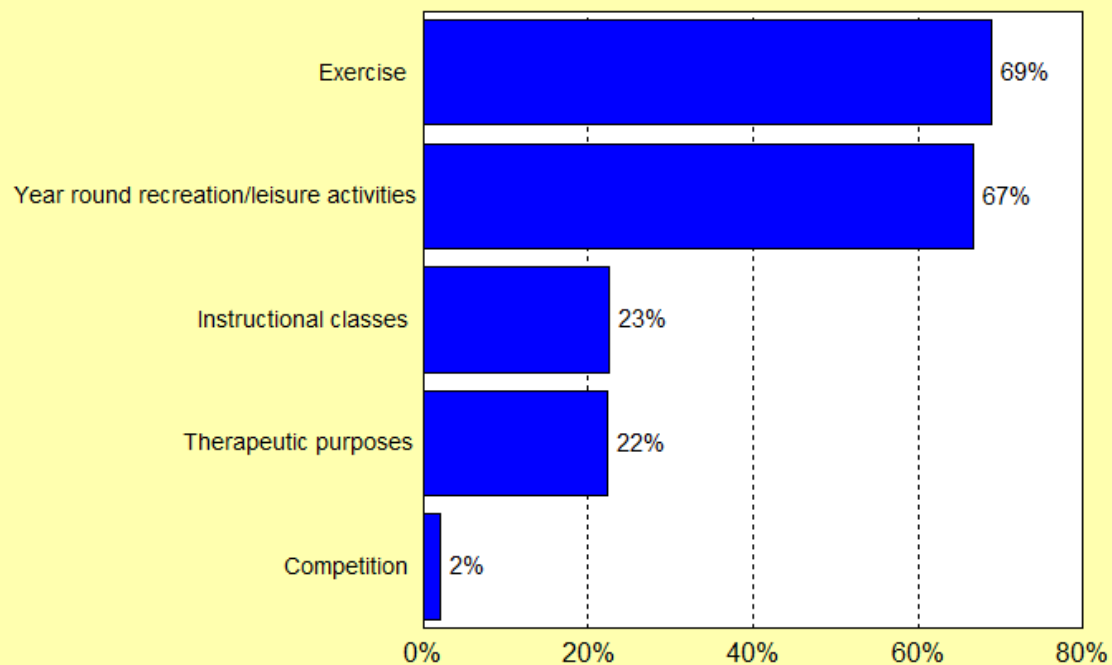


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q9. Purposes That Best Describe the Reasons Households Would Use an Indoor Aquatic Center in Kuna

by percentage of respondents (sum of top two choices)

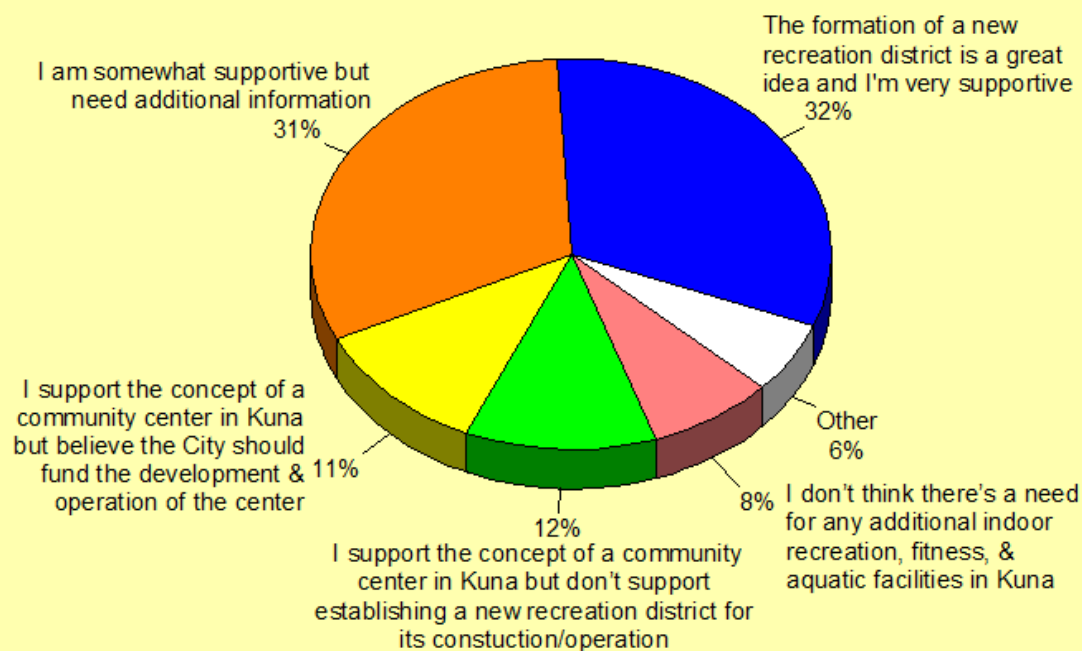


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q11. Which of the following statements best represents how you feel about forming a new recreation district?

by percentage of respondents

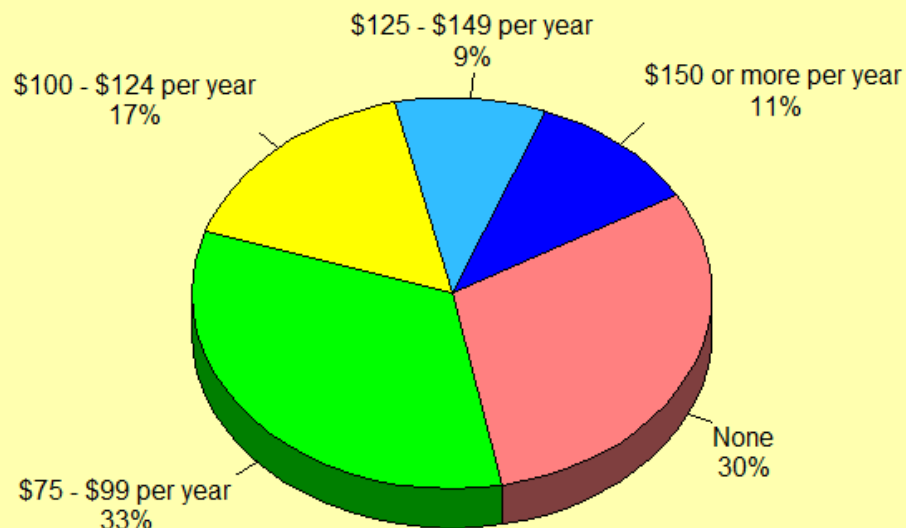


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q13. Maximum Amount of Additional Property Taxes Households Would Pay to Fund the Costs of Constructing and Operating a New Indoor Community Center/Aquatic Center with the Types of Features Most Important to Their Household

by percentage of respondents

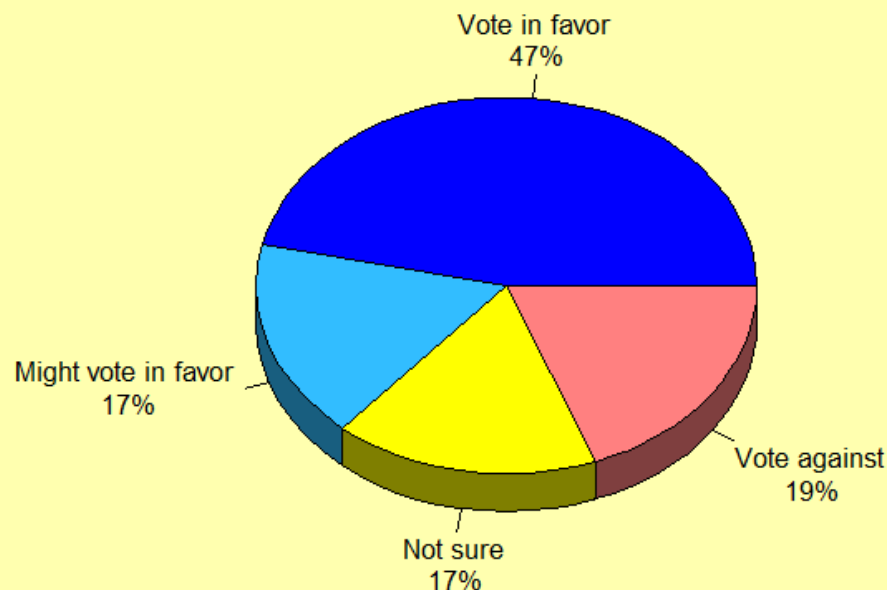


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q14. If a vote is held to implement a recreation district to fund the construction and/or operations of a new indoor community center/aquatic center in Kuna with the amenities you indicated you would support, how would you vote in the election?

by percentage of respondents

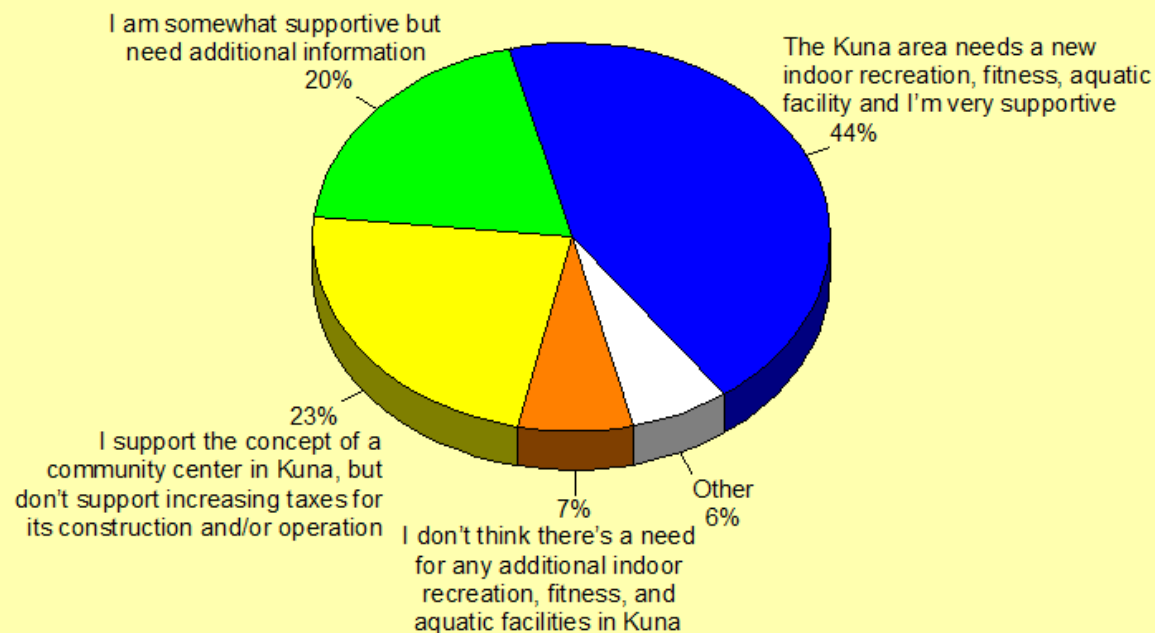


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q15. Statements That Best Represent the Major Reason for Respondent's Vote in the Election Mentioned in Question 14

by percentage of respondents

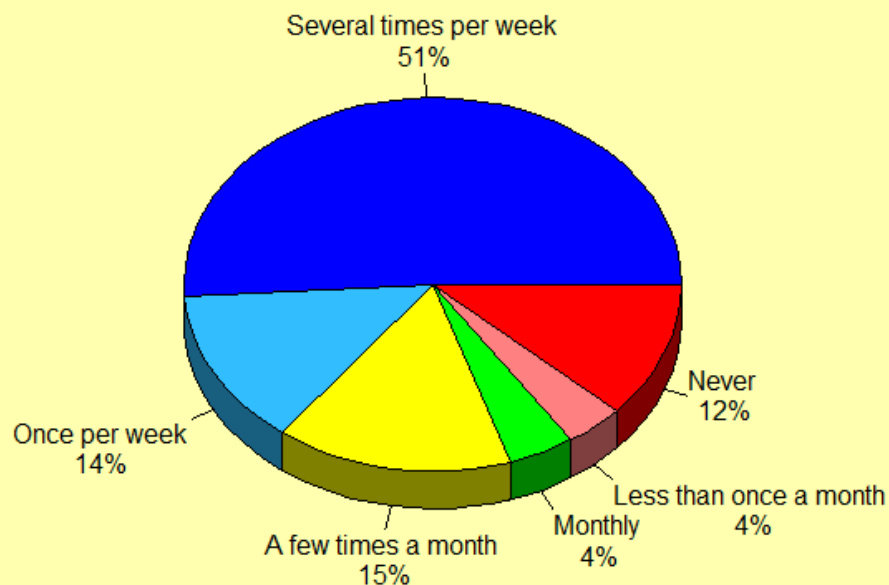


Source: Leisure Vision/ETC Institute (May 2014)

Survey Findings

Q18. If a new indoor community center/aquatic center is built in Kuna and it has the recreation, fitness, and aquatic features you prefer, which of the following statements represents how often your household would visit the center?

by percentage of respondents



Source: Leisure Vision/ETC Institute (May 2014)

Project Financing



Survey Results

- Survey indicated community support for additional property taxes to fund the cost of a new indoor aquatic activity center at the following response rates:
 - \$75 - \$99 per year: 33% supported
 - \$100 - \$150+ per year: 37% supported
- The additional property taxes would fund the following:
 - Recreation District Levy: \$300,000 to \$500,000 for annual operating expenses of the aquatic activity center and general operating expenses of the recreation district
 - Bond Levy: \$15 million for construction of an indoor aquatic activity center

Step 1: Creating a Recreation District

- Election (May 19) to create a Recreation District requires 50% simple majority vote (Idaho Statute 31-4304)
- The first three-member Board of the Recreation District is appointed by the governor (Idaho Statute 31-4304)

Step 1a: Funding For the Recreation District (Recreation District Levy)

- Recreation district levy (\$300,000 - \$500,000)
 - Set at the time of the election to create the recreation district. The maximum levy rate is contained within the ballot language
 - Successful creation of the recreation district by the voters sets in motion the process of a governing board appointment by the Governor
 - The governing board then has the ability to set the levy rate for operating expenditures, within the maximum rate
 - The operating expenditures are anticipated for operations of the indoor aquatic activity center. This portion is separate and distinct from the bond levy, which is discussed later
 - Indoor aquatic activity centers are typically not self-sustaining, meaning operating revenues fall short of meeting operating expenditures. Therefore, an operating levy (recreation district levy) is required to maintain operations.

Step 2: Funding the Construction of the Indoor Aquatic Activity Center (Bond Levy)

- Recreation District Board can ask for a bond levy to construct the proposed indoor aquatic activity center (Idaho Statute 31-4023)
- Bond levy approval requires an election with 2/3 supermajority to pass
- Proposed bond amortization of 20 years
- Bond election likely to occur in November, 2015

Recreation District and Bond Levy Assumptions

- Estimated taxable value for the Kuna Recreation District is:
 - **\$1,138,813,058** as of 2014 Ada and Canyon County valuations
- Median single-family residence in Kuna is valued at \$147,050¹
- Idaho homeowners receive an exemption on the assessed value of primary residences
 - 2015 exemption is the lesser of \$89,580 or 50% of assessed value
 - Median Kuna home after homeowner's exemption has taxable value of **\$73,525**

¹Source: Intermountain MLS data for Kuna; June/July 2014

Recreation District Levy Rate

- Low Estimate

$$\frac{\$300,000 \text{ levy}}{\$1,138,813,058 \text{ value}}$$

= 0.00026343 *levy rate*
per dollar of taxable
value

- High Estimate

$$\frac{\$500,000 \text{ levy}}{\$1,138,813,058 \text{ value}}$$

= 0.00043905 *levy rate*
per dollar of taxable
value

Bond Levy Rate

- Bond Assumptions:
 - \$15,000,000 project
 - 20-year term
 - Estimated 3.50% interest rate
 - Estimated \$1,055,416 annual bond payment

$$\frac{\$1,055,416 \text{ payment}}{\$1,138,813,058 \text{ value}} = 0.00092677 \text{ levy rate}$$

Recreation District and Bond Levy Estimates

| | Low | High |
|--|------------|------------|
| Recreation District Levy Rate | 0.00026343 | 0.00043905 |
| Bond Levy Rate | 0.00092677 | 0.00092677 |
| Combined Operating and Bond Levy Rates | 0.0011902 | 0.00136582 |
| Median Home Taxable Value after Homeowners' Exemption | \$73,525 | \$73,525 |
| Annual Tax Impact: Recreation District Levy | \$19.37 | \$32.28 |
| Annual Tax Impact: Bond Levy | \$68.14 | \$68.14 |
| Annual Tax Impact: Combined Recreation District and Bond Levy | \$87.51 | \$100.42 |
| Monthly Tax Impact: Combined Recreation District and Bond Levy | \$7.29 | \$8.37 |

Additional Considerations

- Two of the three appointed board members are up for reelection in November of 2016 and the third members is up for reelection in November of 2018
 - Elected board members serve four-year terms
- The recreation district levy is limited to 0.0006 by Idaho Statute 31-4318
 - The recreation district levy rate on the recreation district formation ballot cannot exceed this limit
 - Recreation district taxes levied in excess of indoor aquatic activity center operating shortfall can be used for recreation programs under the direction of the Board

Partnerships



Boys & Girls Club



Treasure Valley YMCA

Boys & Girls Club

Our Mission:

- To inspire and empower all young people, especially those who need us most, to realize their full potential as productive, responsible and caring citizens.
- Currently we:
 - Provide a summer program for 1st through 6th graders
 - Serve ~500 kids each summer averaging 250 kids each day
- Future goal:
 - Provide a year-round program for kids 6-18 years

Boys & Girls Club

- A Boys & Girls Club is not included in the Recreation District
- There will need to be fundraising to pay for a Boys & Girls Club facility and operating expenses
- Locating a Boys & Girls Club at the site of the proposed Recreation Center would greatly decrease our costs by:
 - Eliminating the need to build a gym reducing the square footage of a proposed building by about half
 - Significantly reducing our site development and infrastructure costs



KUNA Public Meeting

March 12, 2015

The Creation of Y

- Historic Process
- Typical Current Process:
 - Community Passion/Alignment
 - Partnerships, usually municipal
 - Volunteer Involvement...never ends!
 - Market Study; Feasibility Study
 - Capital Campaign, Construction, etc.

Why the Y?

- Diversity
- Reach
- Not for Profit
- Financial Stability
- Volunteer Governance and Involvement
- Expertise
- Aquatics
- Membership = Ownership
- Partnerships
- Philosophies:
 - No One turned Away
 - Everyone Pays Something
 - Every Kid is a Kid of Promise
- Areas of Focus... Unite the Community

Youth Development

Nurturing the
potential of every
child and teen.



Healthy Living

Improving the
nation's health and
well-being.



Social Responsibility

Giving back and
providing support to
our neighbors.



Y Membership Structure

- No Tiers- All Inclusive
- Financial Assistance Available. Processed Immediately
- Use of all Facilities
- AWAY program
- Free Wellness for Life Program
- Family Definition
- No Contracts
- Extensive Hours
- Always Staffed
- Member vs. Non-Member rates for programs
- Guest Passes
- Current Fee Structure

Mountain Home Family YMCA

- Created Recreation District in 2000
- \$5.1MM project will result in 23,000 s.f. facility
- Last \$850,000 being raised through capital campaign
- Rec District will own building; Y will operate

West Family YMCA and Boise City Aquatic Center (1996)

- Land Donation
- Corporate Partner
- City of Boise
- Outcomes...



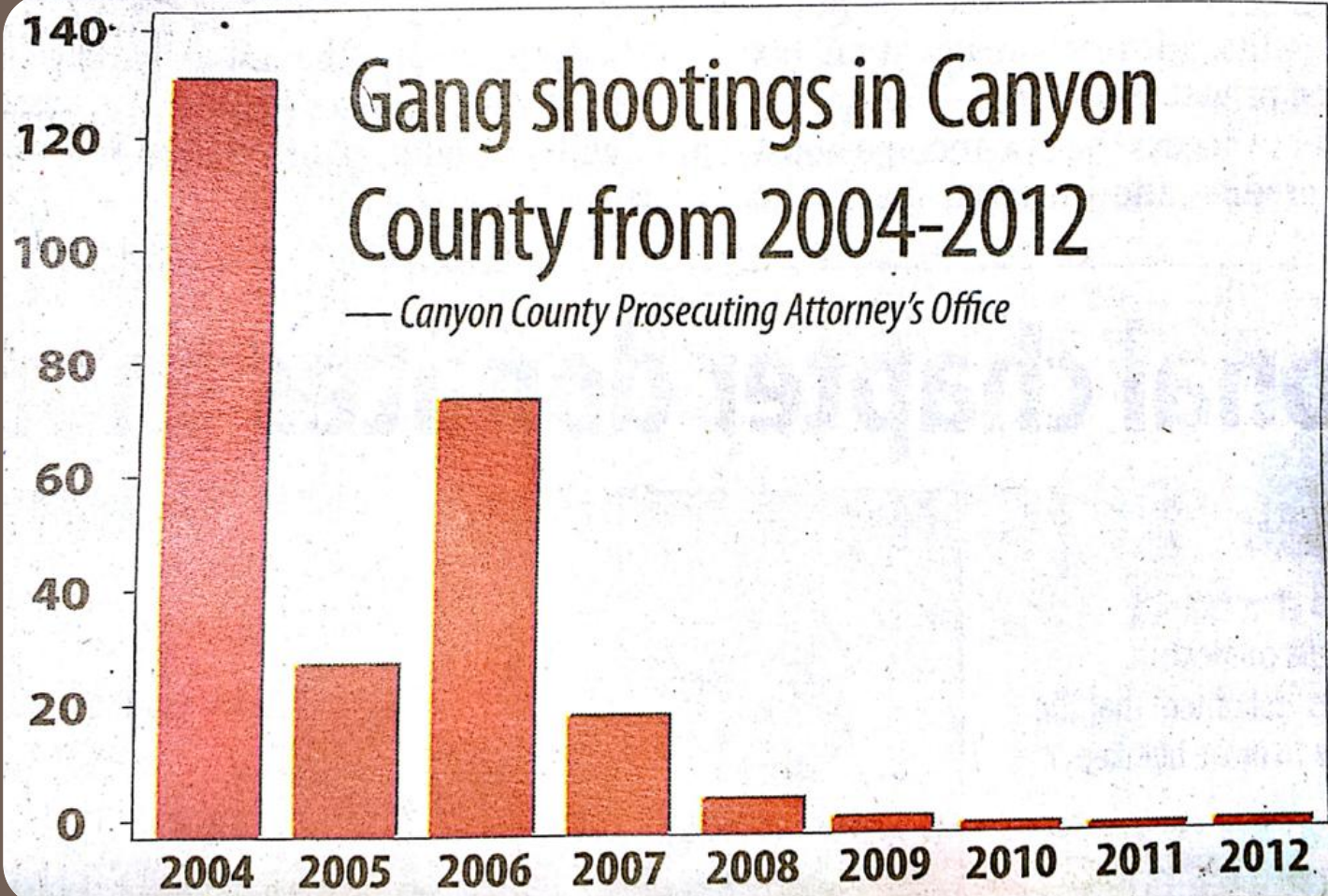
Caldwell Family YMCA (2005)

- Caldwell's Philanthropic History
- Land Donation
- City of Caldwell and Urban Renewal Agency
- Outcomes...



Sample of Caldwell Y Partners

- Big Brothers Big Sisters
- Bureau of Reclamation
- Caldwell School District
- Caldwell Transportation Company
- Casey Family Programs: Caregiver Support Group
- City of Caldwell
- City of Parma
- Department of Commerce and Labor
- Department of Health and Welfare: PRIDE training
- Girl Scouts of the Silver Sage
- Hispanic Youth Leaders Conference
- Homedale School District
- Idaho Elks Rehabilitation
- Idaho Press Tribune
- Idaho Youth Ranch
- Love and Logic
- Ore-Ida Boy Scouts
- Prevention Month
- Special Olympics
- Terry Reilly Health Service
- The Mentoring Network
- Treasure Valley Community College
- Vallivue School District
- West Valley Medical Center
- SPECIAL EVENTS



Project Amenities



Activity Spaces

- Gymnasium
- Walking / Jogging Track
- Cardio / Weight Room
- Multi-Purpose Activity Room
-
-



Aquatic Spaces

- Recreation Pool
- Indoor Lap Pool
- Outdoor Lap Pool
- Outdoor Spray Ground
-
-



Community Spaces

- Cafeteria with Kitchen
- Multi-Purpose Classroom / Meeting Room
- Childwatch
- Special Events Room
-
-



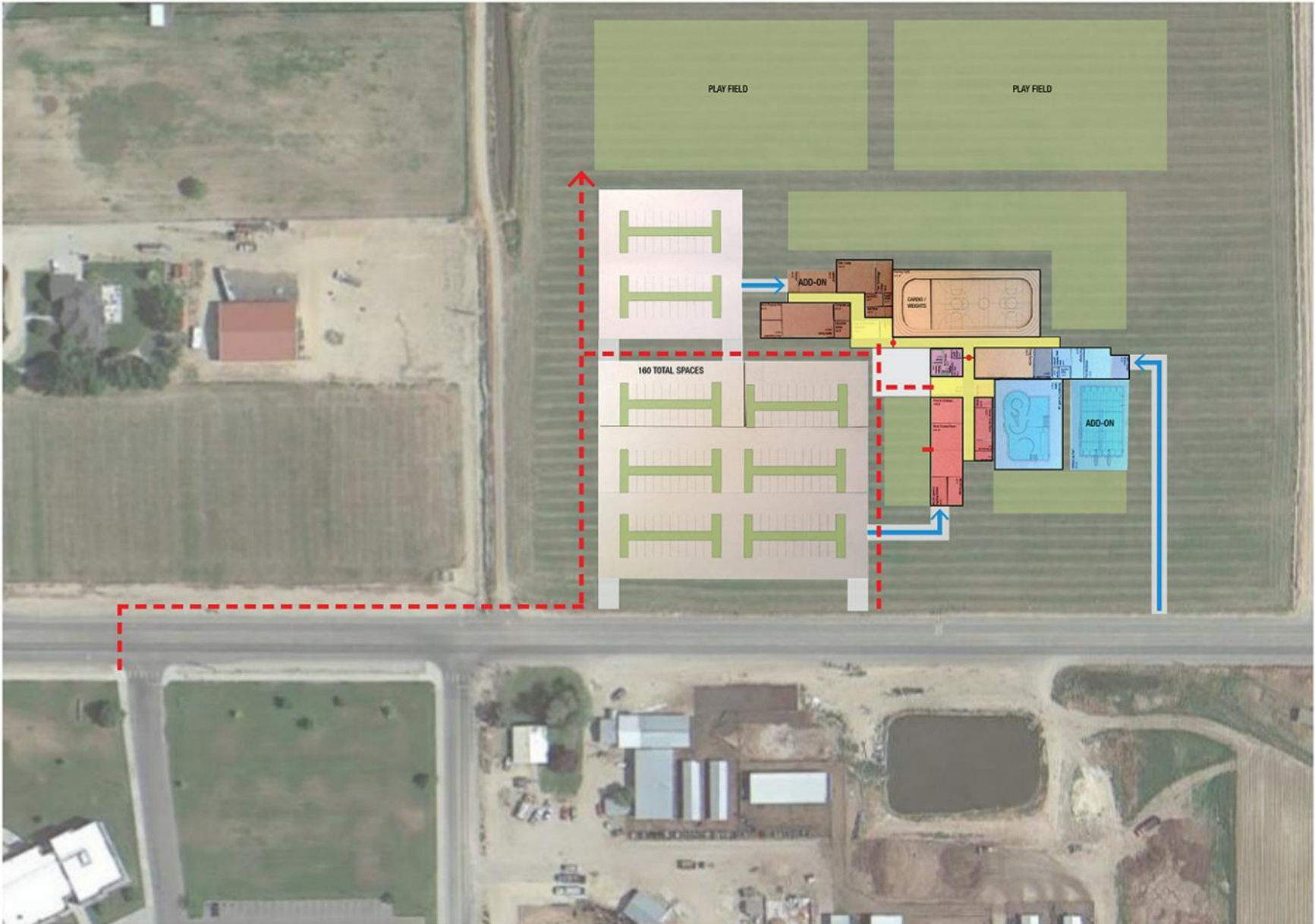
Site Context Plan



OPTION A



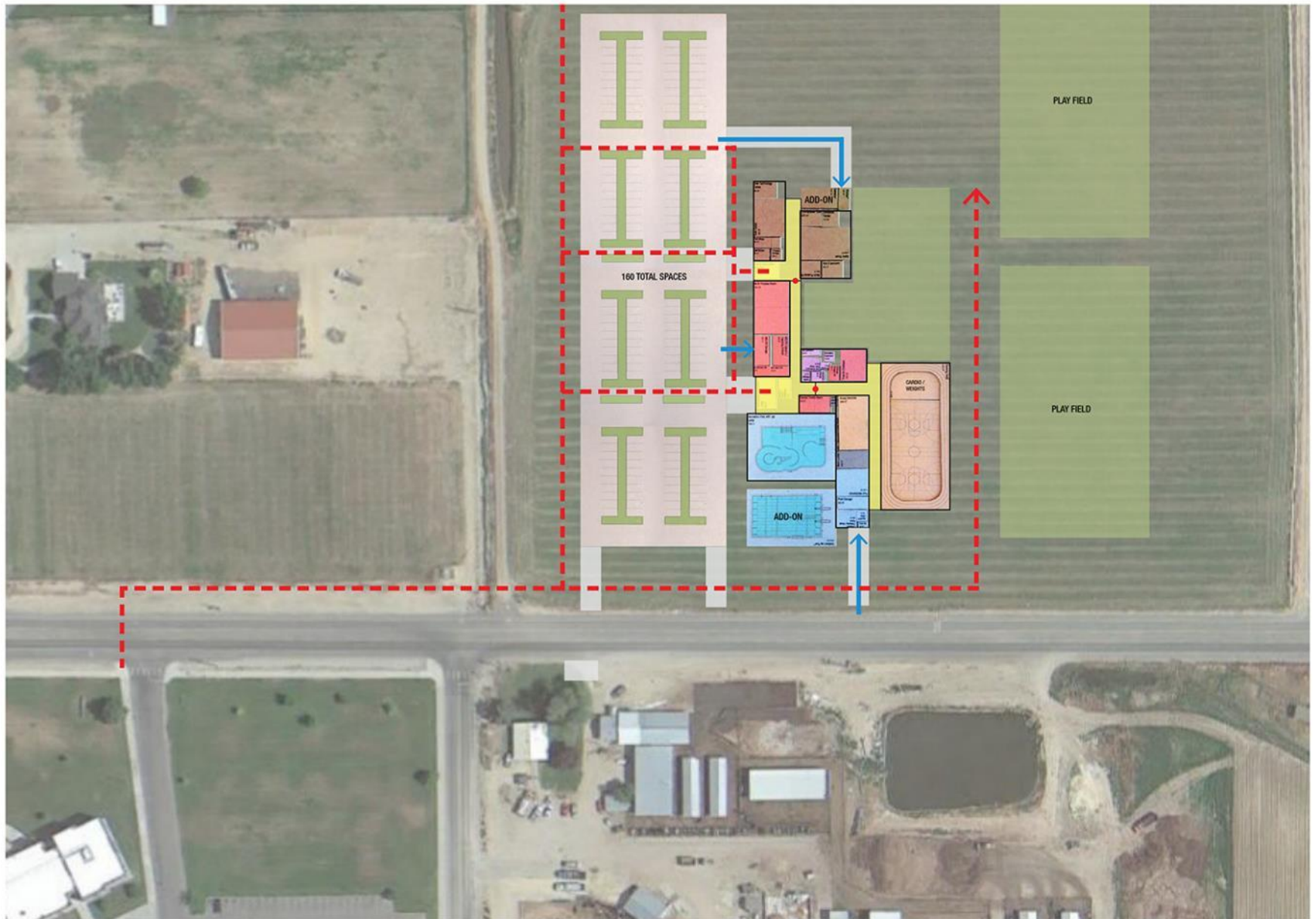
OPTION B



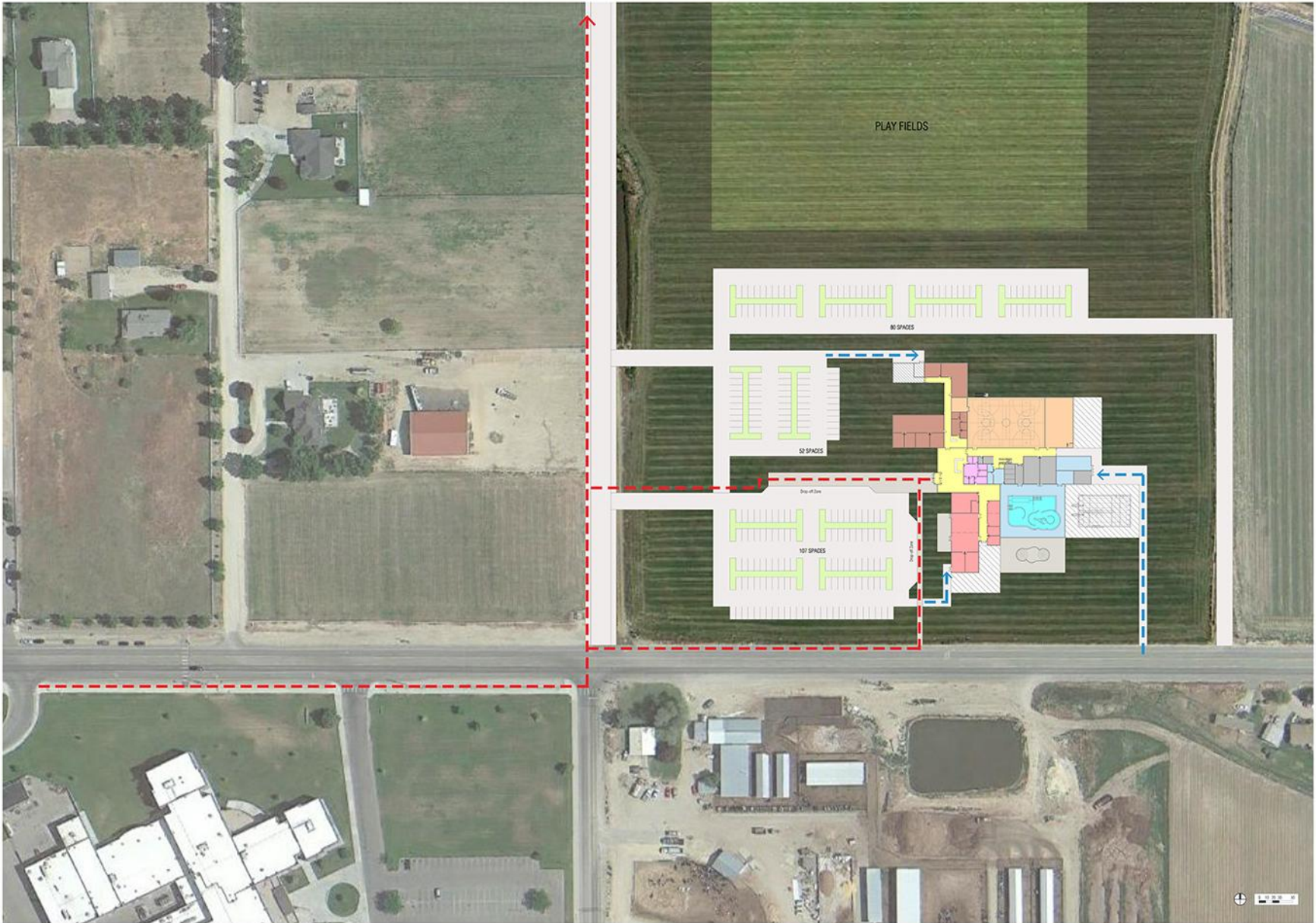
OPTION C.1



OPTION C.2



SITE PLAN

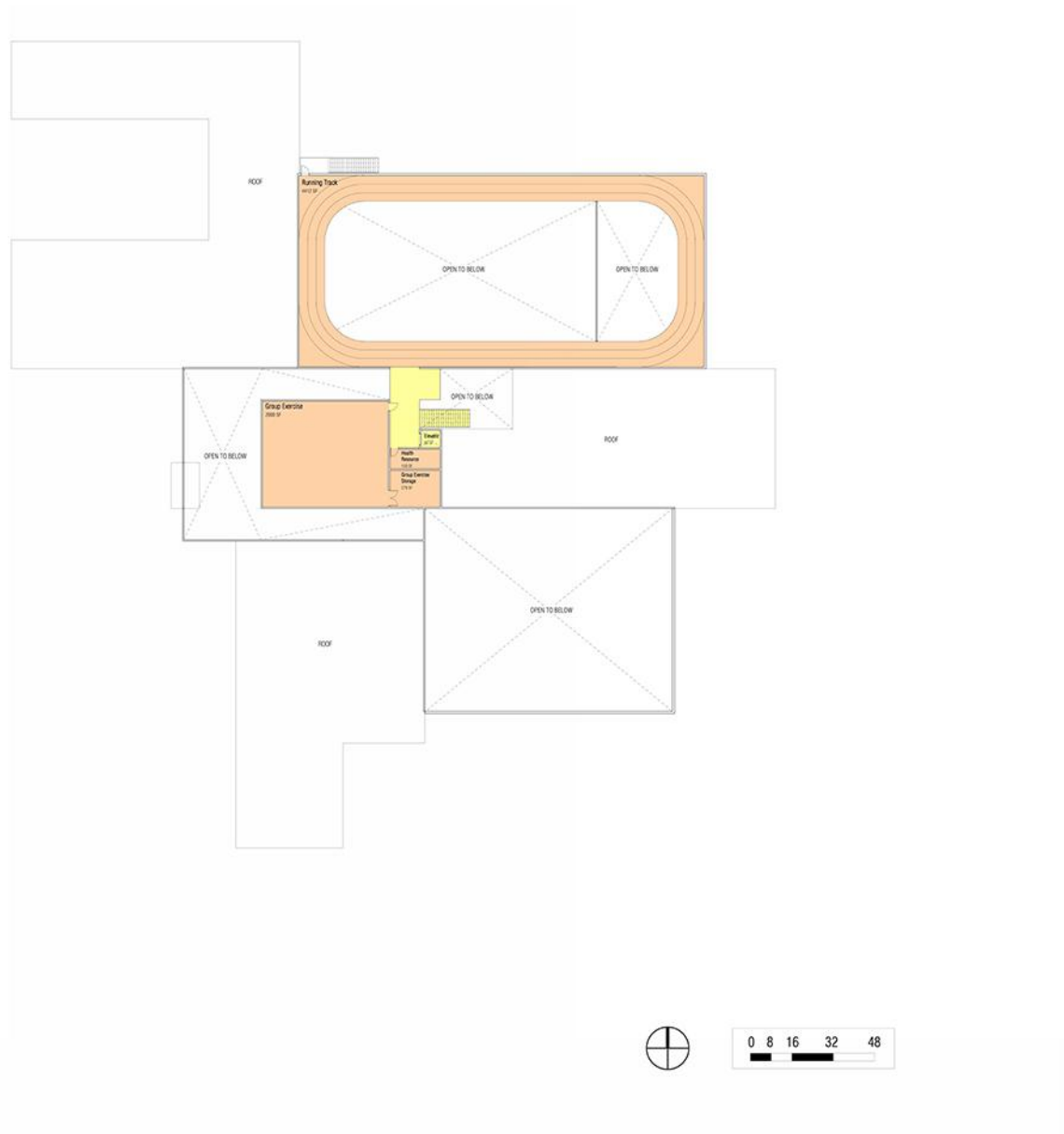


The floor plan illustrates the layout of the proposed new building, which is situated adjacent to an existing building footprint (outlined in red). The new building (outlined in blue) contains the following spaces:

- Top Section:** Kitchen, Team Tech Center, Team Center, Gym Storage, Multi-Use Gymnasium, Cardio / Weights, and an Expansion area.
- Middle Section:** Game Room, Computer Lab, Education Center, Arts Classroom, Multi-Purpose, Staff Office, Program Storage, Staff Office, Staff Office, Staff Office, and Rest & Gift Entry Reception.
- Central Core:** Reception, Corridor, Waiting, Women's Locker Room, Men's Locker Room, Pool Mechanical, Pool Storage, and Maintenance / Storage / Workshop.
- Right Section:** Outdoor Lap Pool and Outdoor Lap Pool.
- Bottom Section:** Drop-In Childcare, Multi-Purpose Room, MCH Men's 18, MCH Women's 18, MCH Storage, and MCH Storage.
- Outdoor Areas:** Recreation Pool with Lap Lanes, Outdoor Spray Ground, and an Expansion area.

A north arrow and a scale bar (0 to 48 feet) are located in the bottom right corner of the plan.

UPPER LEVEL FLOOR PLAN



Next Steps

- May Election
 - Formation of a District
 - Operational Funding
- November Election
 - Bond for Construction of New Pool/Rec Center



Small Group Discussion